

MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, June 26, 2025, 6:30pm

COMMISSIONERS

PRESENT: Suni Danforth, Chair; Sam Tucker, Vice Chair; John Standley, Emery Gentry, Malcolm Millar and Andrew Morris

COMMISSIONER

PRESENT VIA ZOOM: None

COMMISSIONERS

ABSENT: Kim Gillet, Ann Minton and Tami Green

PLANNING STAFF: Megan Davchevski, Planning Manager, and Shawwna Van Sickle, Administrative Assistant

NOTE: THE FOLLOWING IS A SUMMARY OF THE MEETING. RECORDING IS AVAILABLE AT THE PLANNING OFFICE.

CALL TO ORDER

Vice Chair Tucker called the meeting to order at 6:30PM and read the opening statement.

NEW HEARING

LAND DIVISION REQUEST #LD-5N-921-25: CAN-AM LAND AND LIVESTOCK LLC, APPLICANT / OWNERS. The Applicant was seeking approval to replat Lots 1 and 3, of the Replat of Block 11 (First Amended and Supplemental Plat of Charles Tract Subdivision) into one lot. The subject properties are located north of Hermiston. The applicant's proposed replat reconfigures the lots to eliminate the shared lot lines to better serve future development. The land use standards applicable to the applicant's request are found in Umatilla County Development Code Section 152.697(C), Type III Land Divisions.

Chair Danforth called for any abstentions, bias, conflicts of interest, declarations of ex parte contact or objections to jurisdiction. No reports were made.

She called for the Staff Report.

STAFF REPORT

Mrs. Megan Davchevski stated the request that evening was to Replat Lots 1 and 3 of the Replat of Block 11 of the First Amended and Supplemental Plat of Charles Tract Subdivision to vacate

the shared lot line. The replat would result in one lot. She added the subject properties are located in the Block 11 Replat, a replat of the First Amended and Supplemental Plat of Charles Tracts subdivision, north of Hermiston and east of Highway 395.

Mrs. Davchevski stated notice of the applicant's request and the public hearing were mailed on June 6, 2025 to the owners of properties located within 250-feet of the perimeter of Lots 1 and 3 and to applicable public agencies. Notice was also published in the East Oregonian on June 11, 2025 notifying the public of the applicants request before the Planning Commission on June 26, 2025.

Mrs. Davchevski shared the Criteria of Approval was found in the Umatilla County Development Code Section 152.697(C), Type III Land Divisions. Standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Mrs. Davchevski stated with Replat requests since the Planning Commission is the approving body for subdivisions any changes would also go before the Planning Commission for approval. She stated the applicant had indicated they want to build an additional building and the shared lot line would impede the future development. This application was the first step before they can build any structures.

Mrs. Davchevski explained the Planning Commission was tasked with determining if the application satisfied all of the criteria of approval based on the facts in the record. The proposed Conditions of Approval address the survey and recording requirements with final approval accomplished through the recording of the final survey plat.

Mrs. Davchevski concluded by stating the decision made by the Planning Commission was final unless timely appealed to the County Board of Commissioners.

Commissioner Morris asked if the applicant were also the owners of Farm City Fence. Mrs. Davchevski stated they are the same owners of Farm City Fence.

Commissioner Millar asked if the Highway 395 access would remain the same. Mrs. Davchevski stated that was a determination between the land owner and Oregon Department of Transportation (ODOT). She stated that ODOT would decide if they would allow the owners to continue to utilize the same access point.

Chair Danforth referenced precedent condition #4, page 7 of the packet, with regards to signing and recording an Irrevocable Consent Agreement for future road improvements to the public road and West 2nd Street. She stated she didn't believe West 2nd Street was included since the property didn't appear to have any frontage. Mrs. Davchevski demonstrated on the map where the property abuts West 2nd Street and indicated the map was missing the label to indicate the appropriate location.

Commissioner Morris asked if the applicant's needed additional space to expand their business due to their work with the data centers. Mrs. Davchevski stated she was not sure their intent with future work, but that this application was the first of a multitude of permits to allow the expansion of their business.

Applicant Testimony: None

Opponents: None

Public Agencies: None

Applicant Rebuttal: None

Chair Danforth called for any requests for the hearing to be continued, or for the record to remain open. There were none. Chair Danforth closed the hearing.

DELIBERATION & DECISION

Commissioner Tucker made a motion to approve the Type III Land Division, Replat Request #LD-5N-921-25 for Can-Am Land and Livestock LLC based on the

Commissioner Gentry seconded the motion. Motion carried with a vote of 6:0 to approve.

NEW HEARING

LAND DIVISION REQUEST #LD-5N-923-25: WELKIN ENGINEERING / APPLICANTS, MSP RE HOLDINGS OR LLC / OWNERS. The Applicant seeks approval to replat Lots 3 through 6, of Sassy Replat (First Amended and Supplemental Plat of Charles Tract Subdivision) into two lots. The subject properties are located north of Hermiston. The applicant's proposed replat reconfigures the lots to eliminate several shared lot lines and adjust the shared lot lines between Lots 3 and 6 to better serve future development. The land use standards applicable to the applicant's request are found in Umatilla County Development Code Section 152.697(C), Type III Land Divisions.

Chair Danforth called for any abstentions, bias, conflicts of interest, declarations of ex parte contact or objections to jurisdiction. No reports were made.

She called for the Staff Report.

STAFF REPORT

Mrs. Megan Davchevski stated the request was to Replat Lots 3 through 6 of Sassy Replat to vacate Lots 4 and 5, combining this land with Lot 6 and relocate the line between Lots 3 and 6. The replat would result in 2 lots. The subject properties are located in the Sassy Replat, a replat

of the First Amended and Supplemental Plat of Charles Tracts subdivision, north of Hermiston and east of Highway 395.

Mrs. Davchevski shared that notice of the applicant's request and the public hearing were mailed on June 6, 2025 to the owners of properties located within 250-feet of the perimeter of Lots 3 through 6 and to applicable public agencies. Notice was also published in the East Oregonian on June 11, 2025 notifying the public of the applicants request before the Planning Commission on June 26, 2025.

Mrs. Davchevski stated the Criteria of Approval are found in the Umatilla County Development Code Section 152.697(C), Type III Land Divisions. Standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Mrs. Davchevski concluded stating the Planning Commission was tasked with determining if the application satisfied all of the criteria of approval based on the facts in the record. The proposed Conditions of Approval address the survey and recording requirements with final approval accomplished through the recording of the final survey plat. She shared the applicant was pursuing this application for ease with future development and they will share more about their plans during testimony.

Mrs. Davchevski stated the decision made by the Planning Commission was final unless timely appealed to the County Board of Commissioners.

Commissioner Millar stated with conclusion of the replat, should it be approved, would the zoning change between the two properties. Since one is zoned Retail Service Commercial (RSC) and the other is zoned Light Industrial (LI). Mrs. Davchevski stated the zoning would not change with the request. The properties would still be considered split zoned. Mrs. Davchevski stated this area along the Highway 395 corridor is unique in that some commercial uses can also occur in the Light Industrial zones when they are located along Highway 395. She explained the applicants have been in contact with the Planning office and have submitted all applications necessary for their business operation. She reiterated that if this request is approved the applicant would be able to move forward with the further development requests.

Commissioner Tucker asked if they had already submitted an application is it public record what they plan on doing with the property. Mrs. Davchevski stated their intent was to build a tractor supply store. She stated this business, with a commercial use, was allowed with a Design Review application in the RSC zone and a Conditional Use Permit with the LI zone. Mrs. Davchevski stated both applications were being processed simultaneously and would go out to public notice concurrently.

Commissioner Morris had a question regarding well drilling. Mrs. Davchevski stated that would be under the department of Oregon Water Resources jurisdiction and does not require land use approval.

Applicant Testimony: Ed Christensen, Welkin Engineering, 25260 SW Parkway Ave, Suite G, Wilsonville, OR. Mr. Christensen stated they had been working with Staff since October 2024. Initially looking at the land to understand any issues. He stated they were able to work through those issues with Staff and identify the permits necessary to begin developing and they are waiting to move forward.

Opponents: None

Public Agencies: None

Applicant Rebuttal: Ed Christensen, Welkin Engineering, 25260 SW Parkway Ave, Suite G, Wilsonville, OR. Mr. Christensen stated he was thankful for Staff working together with their team and helping this move forward.

Chair Danforth called for any requests for the hearing to be continued, or for the record to remain open. There were none. Chair Danforth closed the hearing.

DELIBERATION & DECISION

Commissioner Standley made a motion to approve the Type III Land Division, Replat Request #LD-5N-923-25 Welkin Engineering, Applicant, MSP RE Holdings OR LLC, Owners.

Commissioner Millar seconded the motion. Motion carried with a vote of 6:0 to approve.

OTHER BUSINESS

Mrs. Davchevski stated there are a few other applications coming to the Planning Commission in the next few months. She stated a previous aggregate site seen before the Planning Commission in the prior month's would be returning for a Goal 5 Protection of a Large Significant site. Commissioner Tucker asked if the application was for the rock pit outside of Echo. Mrs. Davchevski stated that was correct. Commissioner Morris asked if the Goal 5 application was exempt from the previous acreage. Mrs. Davchevski stated it would all information would be available in the upcoming hearing packet. Commissioner Standley asked if DOGAMI had approved their operating permit for the current site or if it would be done prior to the upcoming hearing. Mrs. Davchevski stated that it would not likely be approved prior to the hearing. She stated, however, the application was being worked on by Staff and more details would come when packets are sent out on September 4, 2025.

Further discussion happened with the Commissioner Gentry, Commission Standley, Commissioner Tucker, Chair Danforth and Mrs. Davchevski regarding the DOGAMI permitting process and Planning Commissions process for recommending approval prior to the application going before the Board of County Commissioners.

ADJOURNMENT

Vice Chair Tucker adjourned the meeting at 7:07PM.

Respectfully submitted,

Shawna Van Sickle,

Administrative Assistant

Minutes adopted by Planning Commission on September 18, 2025.